

U.S. ENVIRONMENTAL PROTECTION AGENCY
POLLUTION/SITUATION REPORT
Buffum MKE - Removal Polrep



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region V

Subject: POLREP #3
Progress
Buffum MKE
C5Y4
Milwaukee, WI
Latitude: 43.0813980 Longitude: -87.9059090

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From: Kathy Halbur, OSC
Paul Ruesch, OSC

Date: 8/15/2014

Reporting Period: 7/7/2014-8/15/2014

1. Introduction

1.1 Background

Site Number:	C5Y4	Contract Number:	EP-S5-08-02
D.O. Number:	141	Action Memo Date:	5/14/2014
Response Authority:	CERCLA	Response Type:	Time-Critical
Response Lead:	EPA	Incident Category:	Removal Action
NPL Status:	Non NPL	Operable Unit:	
Mobilization Date:	6/10/2014	Start Date:	6/11/2014
Demob Date:	8/8/2014	Completion Date:	
CERCLIS ID:		RCRIS ID:	
ERNS No.:		State Notification:	WDNR
FPN#:		Reimbursable Account #:	

1.1.1 Incident Category

Time Critical Removal Action

1.1.2 Site Description

The Buffum MKE Site is a 3-story abandoned industrial building on a small lot in a mixed residential, commercial, and industrial area. The building was constructed in the early 1900's, and many different businesses operated there over time. The last business to operate at the Site closed in 2008, and the property has fallen into disrepair.

1.1.2.1 Location

The Site is located at 3456 North Buffum Street, Milwaukee, Milwaukee County, Wisconsin. Residential properties are located to the north and east, the Beerline recreational trail is located to the south, and an operating business is located across the street to the west. Across the Beerline Trail are more residential properties.

1.1.2.2 Description of Threat

See Initial POLREP for threat description.

1.1.3 Preliminary Removal Assessment/Removal Site Inspection Results

See Initial POLREP for pre-removal assessment information.

2. Current Activities

2.1 Operations Section

2.1.1 Narrative

The time critical removal action included collection, removal, and disposal of all solid and liquid wastes contained at the Site building that could be safely accessed. In addition, surfaces containing hazardous ash and dust were cleaned. Building materials (i.e., peeling lead and PCB paint, friable asbestos, mercury switches) that posed a health and/or migration risk and could be safely accessed were removed and sent for proper disposal.

2.1.2 Response Actions to Date

See previous POLREPS for activities that occurred June 10-July 3, 2014.

The following activities took place during this reporting period (July 7-August 15, 2014):

- Collection, consolidation, packaging, shipment and disposal of non-hazardous debris, scrap metal, abandoned cylinders, and liquid and solid hazardous wastes from the building;
- Treatment of hazardous solid wastes, including floor sweepings and ash (e.g., lead stabilization);
- Removal and disposal of friable asbestos;
- Cleaning of building floors, drains, pits, trenches, and sumps;
- Additional assessment of migrating building contamination and abatement to the extent safely possible;

- Disconnection of gas service to the building;
- Perimeter and hot zone air monitoring;
- Securing the building;
- Installing booms and other containment measures to minimize off-site impact of contaminated storm water runoff; and
- Demobilizing EPA contractors and equipment.

2.1.3 Enforcement Activities, Identity of Potentially Responsible Parties (PRPs)

The owner of the building is tax delinquent, out-of-state, and unable to care for the building. A signed Consent for Access To Property and a declaration of inability to conduct the cleanup was submitted by the Site owner to EPA on February 26, 2014. There are no known viable previous operators.

2.1.4 Progress Metrics

Waste Stream	Medium	Quantity	Manifest #	Disposal
Non-Haz Debris & RCRA Empty Containers	solid	290 tons	NA	Orchard Ridge Landfill, Menomonee Falls, WI
Scrap metal	solid	20 tons	NA	Auto & Scrap Recyclers, Milwaukee, WI
Oxygen cylinder	gas	(2) 4' cylinders	NA	AirGas
Oxygen cylinder	gas	2' cylinder	NA	Apria Health
Propane cylinder	gas	(3) 4' cylinders	NA	Auto & Scrap Recyclers, Milwaukee, WI
Nitrogen cylinder	gas	(2) 3' cylinders	NA	Liquide Air
Mercury switches	liquid/solid	0.50 pound	NA	WM Mercury Solutions, Union Grove, WI
Refrigerators (Freon)	solid	2	NA	Refrigerant Recovery, Inc Milwaukee, WI
Batteries	solid	295 pounds	NA	Auto & Scrap Recyclers Milwaukee, WI
Friable asbestos	solid	15 cu yd	BM002	Orchard Ridge Landfill Menomonee Falls, WI
Hazardous Solids (PCBs)	solid	4 tons	001813108 JJK 013402947 JJK	EQ/Wayne Disposal Belleville, MI
Aerosols	solid/gas	30 gallon overpack drum	00085009 VES	Veolia ES Technical Solutions Menomonee Falls, WI

Oil Based Paint (Flammable Liquids)	liquid	(2) 55 gallon drums	00085009 VES	Veolia ES Technical Solutions Menomonee Falls, WI
Acid Liquids	liquid	5 gallons	00085009 VES	Veolia ES Technical Solutions Menomonee Falls, WI
PCB Ballasts	solid/liquid	(2) 55 gallon overpack drums	000895389VES	Veolia ES Technical Solutions Phoenix, AZ
Non-PCB Transformers	solid/liquid	43 transformers	180317	Veolia ES Technical Solutions Port Washington, WI
Fluorescent bulbs	solid	247 bulbs	180317	Veolia ES Technical Solutions Port Washington, WI
Used Oil (PCBs)	liquid	(9) 55 gallon drums (1) 85 gallon overpack	ZZ 00429924	Veolia ES Technical Solutions Menomonee Falls, WI

2.2 Planning Section

2.2.1 Anticipated Activities

As indicated in previous POLREPs, the building is in very poor condition. The City of Milwaukee recently condemned the building. A Raze Order was issued on August 6, 2014. If the property owner is not able to demolish the building in accordance with the Raze Order, it is anticipated that the City will pursue demolition. There is some waste remaining in the building and under the building slab that could not be accessed. This waste will need to be addressed as part of (and after) demolition.

2.2.1.1 Planned Response Activities

Booms were placed in the areas of the building that could not be safely accessed (and therefore are still contaminated) as well as around the floor drains and in front of the exterior doors where storm water exits the building during heavy rainfall. EPA will continue to regularly monitor these booms as the City works on demolition plans. EPA OSC Halbur will also continue to consult with the City on the waste and contamination that remains in and under the building, especially in the areas of the floor drains, sumps, and sub-surface trenches. Upon completion of demolition and contaminated soil removal, EPA will complete restoration of the grassy areas in the City Right of Way impacted by EPA's removal (as indicated in POLREP 2, assuming work can occur prior to June, 2015).

The final load of hazardous waste (collected from the building's storm drains and sumps) was rejected by the disposal facility, EQ, for excess liquid. This load will be returned to the Site on August 19, 2014 where it will be secured until it can be transported for incineration.

2.2.2 Issues

The structural instability of the building limited EPA's ability to remove all of the hazardous waste in the building. Numerous City Departments are working closely with EPA to expedite demolition and the completion of the cleanup.

On July 26, 2014 (~22:00), EPA's contracted security guard reported a suspected break-in to 911, ERRS, and EPA. EPA OSC Halbur responded with Milwaukee Police and Fire Departments. After significant

discussion regarding the safety and chemical hazards in the building, MPD and EPA successfully cleared the building. No trespassers were found.

2.3 Logistics Section

All of the EPA and contractor equipment (trailer, porta-potties, etc) was demobilized from the Site during the week of August 4, 2014. The only remaining equipment on site is replacement boom. The building has been boarded, locked and secured by a perimeter fence. ERRS is maintaining temporary electric service at the Site.

2.4 Finance Section

ERRS Ceiling: \$350,000

START Ceiling: \$60,000

Estimated Costs *

	Budgeted	Total To Date	Remaining	% Remaining
Extramural Costs				
ERRS - Cleanup Contractor	\$350,000.00	\$270,000.00	\$80,000.00	22.86%
TAT/START	\$60,000.00	\$30,000.00	\$30,000.00	50.00%
Intramural Costs				
Total Site Costs	\$410,000.00	\$300,000.00	\$110,000.00	26.83%

* The above accounting of expenditures is an estimate based on figures known to the OSC at the time this report was written. The OSC does not necessarily receive specific figures on final payments made to any contractor(s). Other financial data which the OSC must rely upon may not be entirely up-to-date. The cost accounting provided in this report does not necessarily represent an exact monetary figure which the government may include in any claim for cost recovery.

2.5 Other Command Staff

2.5.1 Safety Officer

There were no safety issues during this reporting period.

2.5.2 Liaison Officer

During this reporting period, EPA OSC Halbur coordinated closely with the Milwaukee Fire Department (MFD). MFD's Heavy Urban Rescue Team (HURT) conducted a shoring exercise at the Site on August 1, 2014. The southeastern corner of the room with the failed roof/ongoing storm water releases was stabilized during the August 1 exercise; the MFD HURT Team shored a critical beam that was in imminent risk of failing. MFD conducted site visits prior to the exercise to plan the training. Additionally, MFD Engine 18 provided water to EPA for floor cleaning and equipment decontamination during this reporting period. MPD and MFD assisted with the suspected break-in on July 26, 2014.

On August 6, 2014, representatives from the following agencies met with EPA OSC Halbur at the Site to tour the building and discuss next steps: Milwaukee Department of Neighborhood Services, Milwaukee Health Department, Redevelopment Authority of the City of Milwaukee, Wisconsin Department of Health Services, and Wisconsin Department of Natural Resources.

2.5.3 Information Officer

A fact sheet was finalized and distributed door to door to residences and businesses in the

neighborhood. A copy of the Fact Sheet can be found (in English and Spanish) on the project website under the 'documents' section. A repository of the Administrative Record file was established at the following address:

2300 N. Dr. Martin Luther King Jr. Drive
Milwaukee, Wisconsin 53212

The CIC for the project is Susan Pastor.

3. Participating Entities

3.1 Unified Command

N/A

3.2 Cooperating Agencies

City of Milwaukee
 Redevelopment Authority
 Department of Health
 Fire Department
 Department of Neighborhood Services
 Office of Emergency Management and Homeland Security
 Department of Public Works
 Police Department
 State of Wisconsin
 Department of Natural Resources
 Department of Health Services
 54th Civil Support Team
 Riverworks Development Corporation

4. Personnel On Site

U.S. EPA - 3 (OSCs Halbur, Ruesch, and Mendoza coordinated oversight during this reporting period)
 ERRS (EQM, Inc) - 6
 START (TetraTech, Inc) - 3 (START personnel rotated during this reporting period)
 Security Officer Services, Inc - 1

Total daily workers = 9

5. Definition of Terms

CFR - Code of Federal Regulations
 CIC - Community Involvement Coordinator
 CST - Civil Support Team
 EPA - Environmental Protection Agency
 ERRS - Emergency & Rapid Response Services
 HASP - Health and Safety Plan
 MDNS - Milwaukee Department of Neighborhood Services
 MDPW - Milwaukee Department of Public Works
 MFD - Milwaukee Fire Department
 mg/kg - milligrams per kilogram
 MHD - Milwaukee Health Department
 MFD - Milwaukee Fire Department
 MOEMHS - Milwaukee Office of Emergency Management and Homeland Security
 MPD - Milwaukee Police Department
 NR - Natural Resources
 OSC - On scene coordinator
 PCBs -Poly-Chlorinated Biphenyls
 ppb - parts per billion

ppm - parts per million
RACM - Redevelopment Authority of the City of Milwaukee
RCL - Residual Contaminant Level
RML - Removal Management Level
RM - Response Manager
START - Superfund Technical Assessment & Response Team
SVOCs - Semi-Volatile Organic Compounds
TDD - Technical Direction Document
VOCs - Volatile Organic Compounds
WDHS - Wisconsin Department of Health Services
WDNR - Wisconsin Department of Natural Resources

6. Additional sources of information

6.1 Internet location of additional information/report

<http://www.epa.gov/Region5/cleanup/buffum/index.html>

<http://www.epaossc.org/BufferMKE>

6.2 Reporting Schedule

Progress POLREPS will be issued as significant activities occur.

7. Situational Reference Materials

No information available at this time.